

**EASTSIDE REDEVELOPMENT PLAN  
FOR  
CITY OF ROCKFORD, ILLINOIS**

**PREPARED BY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
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## I. INTRODUCTION

The Eastside Redevelopment Plan has been prepared as a guide for the development and revitalization of an area traditionally known in Rockford as the East State Street Business District. The Eastside Redevelopment Project Area, located directly across the Rock River from the main commercial area of Downtown Rockford, encompasses the entire East Rockford National Historic District and portions of the Haight Village Local Historic District. The redevelopment project area is bound in general by the Rock River on the west, Hill Street, Madison Street, N. First Street, E. Jefferson Street, N. Second Street, Lafayette Street, N. Fourth Street, and Market Street on the north, Fourth and Fifth Street on the East, and Oak Street, S. First Street, Grove Street, S. Second Street and the Chicago Northwestern Railroad tracks on the south. History of the Eastside Redevelopment Project Area can be traced back to the growth and development of Rockford's oldest settlement, founded in 1834 by Daniel Haight. Several of the existing commercial buildings in the area were built before the Civil War; however, the majority of the structures were built between 1875 and 1910. The area attained its peak in business activity from the 1850s through the 1920s, with many diverse uses including commercial development along East State Street and Madison Street, and wholesale warehousing, printing, storage and industrial uses along the Rock River and Water Street.

Little construction activity or other physical changes have occurred since the 1930s. A decline in the commercial makeup of the area began at that time and continues to this day. The Eastside Redevelopment Project Area, part of Rockford's historic central business district, is the home of Rockford's municipal government and has seen some minor rehabilitation activity; however, the scale of buildings within the Eastside Redevelopment Project Area is smaller than those found in the other part of the central business district west of the Rock River, which makes it more difficult to develop in the Eastside Redevelopment Project Area because economies of scale are often lost.

The Eastside Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by the private sector and would not reasonably be anticipated to be

developed without the implementation of the redevelopment plan. The lack of growth and private investment is demonstrated by the lack of private investment in rehabilitation and redevelopment projects, the underutilization of existing structures, the inability of the private sector to finance major projects through conventional sources, and the lack of activity in response to public investments.

The Eastside Redevelopment Project Area is expected to have only minimal impacts upon the other taxing districts. Little or no single-family, detached housing development is anticipated, thus avoiding increased service demands upon the Rockford Public Schools, Rock Valley College, Rockford Park District, and the Rockford Public Library. No service demand impacts are anticipated for the Greater Rockford Airport Authority, Winnebago County, and Winnebago County Forest Preserve. The Rock River Water Reclamation District may benefit financially from the proposed redevelopment activities, which would tie into existing sanitary sewer lines. The taxing districts may be impacted by the loss of new tax revenues due to the incremental growth of equalized assessed values within the Eastside Redevelopment Project Area; however, it should be noted that without the creation and amendment of the Eastside Redevelopment Project Area to stop and reverse the economic and physical decline evident, the other taxing districts could experience the stagnation or loss of existing tax revenues from this area. In view of the minimal impacts likely to result from the amendment of the Eastside Redevelopment Project Area, the City of Rockford has determined that no programs to mitigate any impacts upon the other taxing districts are needed.

The Eastside Redevelopment Project Area has been found to be a conservation area as defined by the Tax Increment Allocation Redevelopment Act, Chapter 65 of the Illinois Compiled Statutes, 5/11-74.4-1 (hereinafter referred to as the "Act"). It is important that the Eastside Redevelopment Project Area be revitalized and strengthened to ensure that it will contribute to the economic, physical, and social well-being of Rockford.

The redevelopment plan is designed to encourage the retention of existing businesses and stimulate private investment and redevelopment through public actions and commitments. It does not propose to substitute public investment for private investment. Rather, public investment will be used to

transform the Eastside Redevelopment Project Area into a stable environment that will encourage the retention of existing businesses and attract private investment. The City, therefore, commits itself, in the adoption of the plan, to the implementation of a comprehensive program for the redevelopment of the Eastside Redevelopment Project Area.

To assure that the required public support is forthcoming, the City proposes, pursuant to the Act, to amend the Eastside Redevelopment Plan and Project; to redefine an Eastside Redevelopment Project Area on the near east side of Rockford; and to finance the public costs of redevelopment with proceeds derived from property tax increment revenues, sales tax increment revenues, and other public resources if necessary. Tax increment financing must assume the lead role in catalyzing private redevelopment by eliminating the adverse conditions which have discouraged the retention of existing businesses and precluded intensive private investment in the past. The Eastside Redevelopment Plan and Project can enable the City to join as a partner with the private sector in a unified private-public redevelopment effort for the Eastside Redevelopment Project Area.

The City of Rockford cannot implement this Redevelopment Plan, due to the magnitude of the public investment that is required, without the use of tax increment financing. The ultimate benefit of the Redevelopment Plan and Projects will accrue to the City as a whole in the form of a significantly expanded tax base, and expanded housing and employment opportunities.

## **II. EASTSIDE REDEVELOPMENT PROJECT AREA BOUNDARIES**

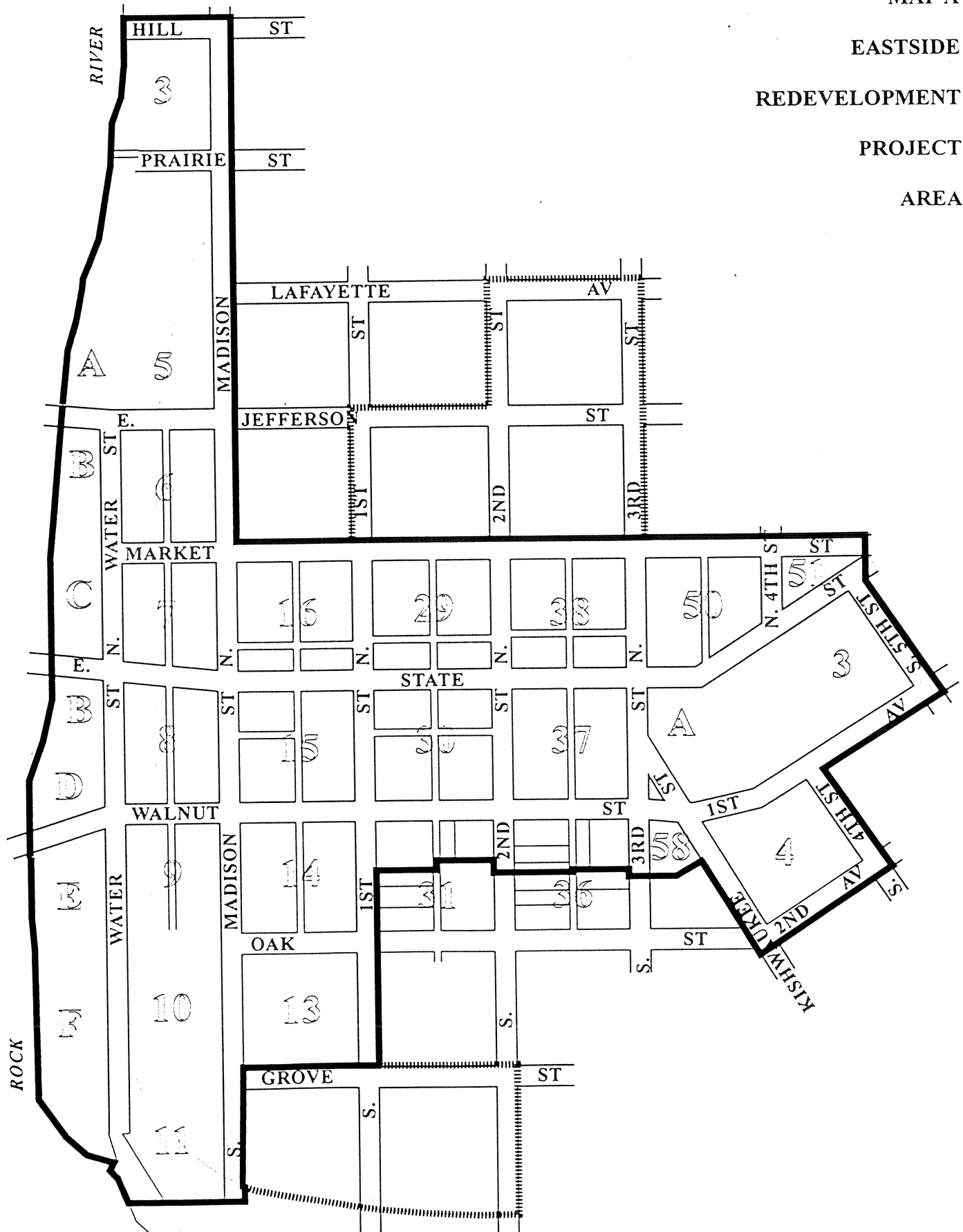
(Refer to Map A)

Part of the Original Town of East Rockford as follows, to-wit: all of Blocks 3 and 4; all of the land lying between Blocks 3 and 4 and the Rock River; all of Blocks 5,6,7,8,9,10 and 11; Vacated Oak Street lying between Blocks 9 and 10; all of Blocks 12 and 33, except those parts owned by Rail Road; all of Blocks 13,14,15,16,28,29,30,37,38, 39, 40,50, and 51; Lots 1,9,10 and the North 33 feet of Lot 2, Block 31; Lots 1,2,9,10 and the North 16 feet of Lot 8, Block 36; Lots 9,10 and the North 26 feet of Lot 8, Block 58; all of Blocks A,B,C,D,E, and F (including Fielfield Subdivision); all of the land lying

between Blocks A,B,C,D, E and F and the Rock River; all of vacated Oak Street between Blocks E and F; ALSO Blocks 3 and 4 of Gregory's Addition; ALSO all of the Assessor's Plat of Part of the Northeast 1/4 of Section 26-44-1 lying adjacent to Block 3 of Gregory's Addition; ALSO Lots 5,6 and 7 of Rockford Water Power Company's Lots East of the Rock River; All as recorded in the Recorder's Office of Winnebago County; situated in the County of Winnebago and the State of Illinois.

Said EastSide Redevelopment Project Area is alternatively described as follows: Commencing at a point on the East bank of the Rock River at the Chicago and Northwestern Railroad bridge; thence Northeasterly along the East bank of Rock River to the Southerly Right-of-Way line of Hill Street; thence southeasterly along said Right-of-Way line of Hill Street to the Westerly Right-of-Way line of North Madison Street; thence Southwesterly along said Right-of-Way line of North Madison Street to the Southerly Right-of-Way line of Market Street; thence Southeasterly along said Right-of-Way line of Market Street to its intersection with the Easterly Right-of-Way line of North First Street; thence Northeasterly along said Right-of-Way line of North First Street to its intersection with the Southerly Right-of-Way line of East Jefferson Street; thence Southeasterly along said Right-of-Way line of East Jefferson Street to its intersection with the Easterly Right-of-Way line of North Second Street; thence Northeasterly along said Right-of-Way line of North Second Street to its intersection with the Southerly Right-of-Way line of Lafayette Avenue; thence Southeasterly along said Right-of-Way line of Lafayette Avenue to the Westerly Right-of-Way line of North Third Street; thence Southwesterly along said Right-of-Way line of North third Street to its intersection with the Southerly Right-of-Way line of Market Street; thence Southeasterly along said Right-of-Way line of Market Street to its intersection with the Northerly Right-of-Way line of East State Street and the West Right-of-Way line of South Fifth Street; thence Southerly along said Right-of-Way line of South Fifth Street to the Northerly Right-of-Way line of First Avenue; thence Westerly along the Northerly Right-of-Way line of First Avenue to the West Right-of-Way line of South Fourth Street; thence Southerly along the Westerly Right-of-Way line of South Fourth Street to the Northerly Right-of-Way line of Second Avenue; thence Westerly along said Right-of-Way line of Second Avenue to the Easterly Right-of-Way line of Kishwaukee

MAP A  
EASTSIDE  
REDEVELOPMENT  
PROJECT  
AREA



Street; thence Northerly along said Right-of-Way of Kishwaukee Street a distance of 265 feet more or less; thence Westerly across the Right-of-Way of Kishwaukee Street to the Northeast corner of Lot 1, Lakes Subdivision; thence Westerly along the North line of said Lot 1 to its Northwest corner; thence Northwesterly along the Northerly line of Lot 8, Block 58, East Rockford to the Easterly line of South Third Street; thence Northwesterly across the Right-of-Way of South Third Street to the Southeast corner of Lot 2, Block 36, East Rockford; thence Northwesterly along the South line of said Lot 2 to the northwest corner of said Lot 2; thence Northwesterly across a public alley to a point on the East line of Lot 8, Block 36, said point being 50 feet North of the Southeast corner of said Lot 8, Block 36; thence Northwesterly along a line parallel with the South line of said Lot 8 to the East line of South Second Street; thence Northwesterly across the Right-of-Way of South Second Street to a point 33 feet South of the Northeast corner of Lot 2, Block 31, East Rockford; thence Northwesterly along a line parallel with the Northerly line of said Lot 2 to the West line of a public alley in Block 31; thence Southwesterly along the West line of said alley to a point which is 16 feet South of the Northeast corner of Lot 8, Block 31, East Rockford; thence Northwesterly along a line parallel with the North line of Lot 8 and continuing across the Right-of-Way of South First Street to the Westerly Right-of-Way line of South First Street; thence Southwesterly along said Right-of-Way line to the Southerly Right-of-Way line of Grove Street; thence Southeasterly along said Right-of-Way line to the Westerly Right-of-Way line of South Second Street; thence Southwesterly along said Right-of-Way line to a point on the East line of Lot 5, Block 33, East Rockford, said point being 10.53 feet South of the Northeast corner of said Lot 5; thence Northwesterly in a straight line to a point on the West line of said Lot 5, said point being 21.16 feet South of the Northwest corner of said Lot 5; thence Northwesterly across a public alley to a point on the East line of Lot 6, Block 33, East Rockford, said point being 21 feet South of the Northeast corner of said Lot 6; thence Northwesterly in a straight line to a point on the West line of said Lot 6, said point being 33 feet South of the Northwest corner of said Lot 6; thence Northwesterly across South First Street to a point on the East line of Lot 5, Block 12, East Rockford, said point being 38 feet South of the Northeast corner of said Lot 5; thence Northwesterly in a straight line to a point on the West line



of said Lot 5, said point being 48 feet South of the Northwest corner of said Lot 5, said point also being on the Northerly Right-of-Way line of the Chicago and Northwestern Rail Road; thence Northwesterly along the Northerly Right-of-Way line of the Chicago and Northwestern Rail Road to its intersection with the Easterly Right-of-Way line of South Madison Street; thence Southwesterly across South Madison Street to the intersection of the Westerly Right-of-Way line of South Madison Street and the Northerly Right-of-Way line of the Chicago and Northwestern Rail Road tracks; thence Northwesterly along said tracks to the East bank of the Rock River which is the point of beginning; All as recorded in the Recorder's Office of Winnebago County; situated in the County of Winnebago and State of Illinois..

### **III. OBJECTIVES OF THE EASTSIDE REDEVELOPMENT PLAN**

1. Preserve and create an environment within the Eastside Redevelopment Project Area which will protect the health, safety, and general welfare of the City.
2. Reduce, remove and alleviate detrimental conditions; check decline and deterioration, to prevent the Eastside Redevelopment Project Area from becoming blighted, through rehabilitation, adaptive reuse or elimination of substandard and obsolescent buildings which presently detract from the functional unity, aesthetic appearance and economic welfare of this Area; and establish the means to prevent recurrence of such conditions.
3. Enhance the economic well-being and strengthen the commercial and office sectors within the Eastside Redevelopment Project Area by encouraging private investment and reinvestment, through public financing vehicles, to increase business activity, create new job opportunities and enhance and restore the tax base of taxing districts extending into the Area.
4. Address the need for economic feasibility, cost efficiency and economies of scale in development through encouraging coordinated development of functionally and aesthetically integrated projects through prudent appropriate acquisition and assemblage of parcels and structures for rehabilitation, adaptive reuse or clearance.

5. Encourage common management in development projects which may provide cost efficient maintenance, utilities, and other annual costs; and may also provide coordinated marketing techniques and strategies.
6. Provide complimentary public facilities that enhance the historic nature of the district, including a new streetscape, sidewalks, curbs, gutters and plantings to create an attractive shopping, office and pedestrian oriented environment to encourage and support private investment.
7. Improve appearance of buildings, rights-of-way, and open space, and encourage high standards of design through the East Rockford Commercial District Design Guidelines, to create an attractive environment, compatible with efficiency of operation and economic relationships.
8. Emphasize and preserve unique features within the Eastside Redevelopment Project Area to distinguish it from other areas within the City.
9. Establish adequate and safe vehicular and pedestrian circulation and provide adequate off-street parking in locations easily accessible for patrons and other users of the redevelopment commercial and office projects.
10. Strengthen and expand the availability of market-rate housing, both rental and owner-occupied, through the rehabilitation of existing buildings or the construction of new buildings.
11. Create an appropriate compatible complimentary relationship between the business office core on the westside of the Rock River and the retail, office, residential complex development in the Eastside Redevelopment Project Area to the maximum benefit of each area.
12. Orient appropriate development of the Eastside Redevelopment Project Area toward the Rock River to enable maximum utilization of this major natural asset.
13. Encourage development as outlined in the Central Area Strategic Marketing Plan as

adopted by City Council..

#### IV. COMPREHENSIVE PROGRAM FOR REDEVELOPMENT OF THE EASTSIDE

##### REDEVELOPMENT PROJECT AREA

A. Redevelopment Project Activities - The following redevelopment project activities shall be implemented to reduce or eliminate those adverse conditions, the existence of which qualified the Eastside Redevelopment Project Area as a conservation area. The activities may include, without limitation, the following:

1. Planning and Professional Services - Studies and surveys, plans, and specifications; professional services including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services.
2. Acquisition - Property assembly, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land. The City may pay relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law. Properties may be acquired by the City of Rockford and either (1) sold or leased for private rehabilitation or redevelopment or (2) cleared of all improvements and sold or leased for private redevelopment or (3) sold, leased or dedicated for construction of public works or improvements. The City of Rockford may determine later that to meet the redevelopment objectives of this plan, certain properties should be acquired. If the City of Rockford makes such a determination, it may, by resolution, create an acquisition schedule to add such properties, without amendment to this redevelopment plan.
3. Rehabilitation - Rehabilitation, reconstruction or repair or remodeling of existing buildings and fixtures. A facade improvement program to improve the appearance of buildings in the Eastside Redevelopment Project Area will be made available for a

length of time and dollar amount specified by the Rockford City Council. All existing buildings in the project area will be eligible and high standards of design will be encouraged through the East Rockford Commercial District Design Guidelines.

The Rockford City Council may go out for proposals at its discretion for the rehabilitation or reuse of any City-owned property in the project area, e.g. the Cudahy Building. In addition, the City may choose to participate on a case by case basis in the rehabilitation of other properties in the Eastside Redevelopment Project Area if determined necessary by the Rockford City Council.

4. Public Improvements - Construction of public works or improvements, including, but not limited to, the following:
  - a. Construction of a parking ramp for approximately 260 cars on Block 6 east of the railroad right-of-way.
  - b. Consolidation, resurfacing, and landscaping of the existing separate surface lots on Block 15.
  - c. Left Bank Streetscape, Phase II. general public improvements to the 100 and 200 blocks of North Water Street, the 100 block of South Water Street and the 200 block of Market Street, including, but not limited to, street resurfacing, new sidewalks, new curbs and gutters, lighting, landscaping and parking on Water Street in association with the old "Cudahy" building redevelopment.
  - d. East State Street Streetscape: General public improvements along seven blocks of East State Street and portions of the side streets from the Rock River to First Street, including, but not limited to, street resurfacing, new sidewalks, new curbs and gutters, lighting and landscaping.
  - e. General public improvements within the Eastside Project Area including, but not limited to, street resurfacing, new sidewalks, new curbs and gutters, lighting and landscaping.

- f. Construction of the E1 Niagara Parking Lot: The project will include acquisition of five parcels, demolition of existing buildings and construction of a 61 space parking lot and surrounding streetscape improvements.
5. Issuance of Obligations - The City may issue obligations to provide for redevelopment project costs. The City may allocate funds from either the issuance of such obligation or the Eastside Special Tax Allocation Fund to pay financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 18 months thereafter, and including reasonable reserves related thereto.
6. Agreements with Other Taxing Districts - The City, to the extent the City by written agreement accepts and approves, may pay all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan.
7. Payment in Lieu of Taxes - The City, to the extent the City by written agreement accepts and approves, may make payment in lieu of taxes to all of the taxing districts to compensate for temporary decreases in the current equalized assessed value of property within the redevelopment project area from the time of adoption of tax increment financing until the current equalized assessed value exceeds the total initial equalized assessed value of property in the project area.
8. Redevelopment Project Agreements - Subject to receipt and acceptance of satisfactory project proposals pursuant to Section VI of this plan, the City may acquire properties within the Eastside Redevelopment Project Area for resale or lease to private developers, development corporations, or other bodies politic. These properties may include, but are not limited to, the following sites (Refer to Map B, Property Acquisition

Plan):

- a. All or part of that portion of Block 7 east of the railroad right-of-way. This site may be acquired and disposed of for private rehabilitation for commercial reuse.
- b. That portion of Block 6 west of the railroad right-of-way on which is situated the "Cudahy" building. This site may be acquired and disposed of for private rehabilitation for commercial reuse (project completed).

#### IV. B. Redevelopment Project Financing

1. Estimated Redevelopment Project Costs - A summary of estimated redevelopment project costs is shown in Table I. "Redevelopment Project Costs" mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred and any such costs incidental to this redevelopment plan and redevelopment project. Such costs include, without limitation, the costs for any and all of the redevelopment project activities described in Section IV. A. of this plan.

The City is not subject to or liable for such cost unless the City determines by ordinance that said cost should be incurred and paid. Table I shows that it is estimated that approximately \$22,789,000 will be incurred in total project costs. The foregoing cost estimates may not take into account the rate of inflation to be experienced during implementation of the redevelopment project and plan. Cost estimates may be increased by the actual rate of inflation pertaining to the nature of the cost to be incurred. The estimate for total project cost, taking into account specific rates of inflation in reference to particular costs to be incurred, is intended to impose a ceiling on total redevelopment project cost. It is also intended, however, that the City may make, by resolution of City Council, adjustments in line categories of cost estimates establish new categories permitted by the Act without the necessity of plan amendment.

**TABLE I.****EASTSIDE REDEVELOPMENT PROJECT AREA****Summary of Estimated Redevelopment Project Costs**

<b>Cost Category</b>	<b>Estimated Total Project Cost 1980-1999</b>	<b>Estimated Total Project Cost To Be Completed 2000-2015</b>
Planning & Professional Services	\$320,000	\$200,000
Acquisition & Related Expenses	\$1,420,000	0
Rehabilitation: Facade Program	\$350,000	\$750,000
Public Improvements:		
A. Block 6-East parking deck	\$3,900,000	0
B. Block 15 parking consolidate	\$800,000	0
C. Left Bank Ph.II Streetscape	\$479,000	0
D. E. State St. Streetscape	\$1,980,000	0
E. General Pub. Improvements	\$2,000,000	0
F. El Niagara Parking Lot	\$570,000	0
Issuance of Obligations		0
Agreements with Taxing Districts	0	0
Payments In Lieu of Taxes	\$20,000	0
Redev. Project Agreements		\$10,000,000
<b>TOTALS</b>	<b>\$11,839,000</b>	<b>\$10,950,000</b>

2. The Sources of Funds to Pay Redevelopment Project Costs - Seven principal sources of funds may be utilized to pay redevelopment project costs. These are: (1) income from the sale or lease of proper-ties to be rehabilitated or redeveloped; (2) real estate tax increment revenues; (3) retail sales tax increment; (4) taxes levied and collected on any and all property in an Eastside Special Service Taxing Area; (5) revenues from the leasing of parking facilities in the project area; (6) revenues from the Re-development Fund of the City of Rockford; and (7) other sources of revenue including taxes levied and collected on any and all property in the City of Rockford. There may be other sources of revenue that the City determines are appropriate to allocate the payment of

redevelopment project costs. Funds received from these sources will be deposited in an Eastside Special Tax Allocation Fund to pay redevelopment project costs or to retire obligations issued to pay redevelopment project costs.

a. Property Disposition Proceeds Estimates - Proceeds from the sale or lease of publicly-owned or publicly-acquired properties in the project area may be allocated to the Eastside Special Tax Allocation Fund to pay redevelopment project costs or to retire obligations issued to pay redevelopment project costs. However, the disposition of such properties may involve the sale or lease of said properties for less than the fair market value.

b. Real Estate Tax Increment Revenues - The term "real estate tax increment revenues" as used in this plan refers to those tax revenues resulting from the application of the Act to real property in the Eastside Redevelopment Project Area.

(1) The Equalized Assessed Valuation of the Original and Expanded Redevelopment Project Area. As of 21 September 1979, the equalized assessed value of real estate within the original Eastside Redevelopment Project Area amounted to \$2,950,468. As of 30 September 1980, the equalized assessed value of real estate within the first expansion of the project area amounted to \$2,108,727. As of 30 September, 1999, the equalized assessed value of real estate within the second expansion of the project area amounted to \$812,731. The total base assessed valuation of the Eastside Project Area equals \$5,871,926. A summary by blocks of the equalized assessed value within the project area is set forth in Table III.

(2) Estimate of Real Estate Tax Increment Revenue. The current (1999) increment of equalized assessed valuation in the Eastside Project Area



is \$1,880,040.

- (a) The sum of the current tax rates of the taxing districts extending into the project area is .114911. Multiplying this total tax rate by the increment of equalized assessed valuation produces real estate tax increment revenues of \$216,037.
- (b) The Eastside Special Service Taxing Area as described in Section IV. B.2. of this plan may provide an additional source of real estate tax increment revenue which can be established by multiplying the incremental assessed value of non-exempt property by the tax rate of the Eastside Special Service Taxing Area. The estimated revenues would be \$9,563.09 or the incremental assessed value of \$651,881 times the 1985 tax rate of .01467.
- (c) Projected property tax increment revenues collected in 2000 are estimated to be only slightly over 1999 revenues. Projected revenues for the duration of the Eastside Tax Increment Financing District are calculated at a modest 2% increase per year. The projections assume that tax rates will remain comparable to 1999 rates.

These real estate tax revenues may be deposited in the Eastside Special Service Tax Allocation Fund to pay for redevelopment project costs or to retire obligations issued to pay redevelopment project costs.

- C. Sales Tax Increment Revenues. The term "sales tax increment revenues" as used in this plan refers to those tax revenues resulting from the application of the Act, Section 11.74.4-8a, as generated by businesses located in the Eastside Redevelopment Project Area.

# TABLE IV EASTSIDE REDEVELOPMENT PROJECT AREA

## Summary of Equalized Assessed Values

<u>Block Number</u>	<u>1978</u>	<u>Block Number</u>	<u>1978</u>
B	\$37,117	15	\$166,344
C	\$77,984	16	\$258,425
D	\$64,617	29	\$203,029
6	\$73,749	30	\$849,859
7	\$130,485	37	\$219,965
8	\$111,749	38	\$267,145
		<b>Subtotal</b>	<b>\$2,950,468</b>
<u>Block Number</u>	<u>1985</u>	<u>Block Number</u>	<u>1985</u>
3	\$147,543	14	\$24,555
4	\$19,564	31	\$54,125
A	0	36	\$41,161
5	\$3,278	50	\$399,427
E, F	\$249,741	51	\$129,919
9	\$11,597	58	\$25,727
10	\$75,619	A Gregory's Add.	\$274,147
11	\$161,341	3 Gregory's Add.	\$278,155
13	\$9,984	4 Gregory's Add.	\$202,844
		<b>Subtotal</b>	<b>\$2,108,727</b>
<u>Block Number</u>	<u>1999</u>	<u>Block Number</u>	<u>1999</u>
12	\$103,436	39	\$278,169
28	\$22,277	40	\$183,294
33	\$225,555		
		<b>Subtotal</b>	<b>\$812,731</b>
		<b>TOTAL</b>	<b>\$5,871,926</b>

(1) The 1985 State and Local Sales Tax Paid in the Original  
Redevelopment Project Area and the Expanded Project Area. Ac-

According to the Illinois Department of Revenue the 1985 sales tax paid in the original district is \$303,111.42. In order to calculate the base, this amount was multiplied by 4% per year for up to three years for districts established prior to 1986. Thus, the base sales tax in the original district was \$266,738.05 and the 1985 increment is \$36,373.37. The base sales tax for the expanded portion of the district was \$72,586.95.

(2) Estimate of Sales Tax Increment Revenue. The 1985 sales tax increment in the Eastside Project Area was \$36,373.37.

Projected sales tax increment revenues collected in 1987 were estimated to be only slightly over the 1985 base. The 1987 increment was projected to be \$40,732 and was estimated to increase by 4% for each year for the duration of the Eastside Tax Increment Financing District. These sales tax increment revenues may be deposited in the Eastside Special Tax Allocation Fund to pay redevelopment costs or to retire obligations issued to pay redevelopment costs.

d. Special Service Taxing Area Revenues. The City established an Eastside Special Service Taxing Area pursuant to Chapter 120: 1301-11, Illinois Revised Statutes, the boundaries of which are identical to the original Eastside Redevelopment Project Area. Bonds were issued in 1982 for \$365,000 for 20 years at 9% interest. The Special Service Tax Area was formed to help pay for the East State Street Streetscape. The annual levy of approximately \$41,500 may be deposited in the Eastside Special Tax Allocation Fund to pay those

redevelopment project costs which are also eligible "special services" pursuant to Chapter 120:1302, Illinois Revised Statutes or to retire obligations issued to pay for those redevelopment costs which are also eligible "special services" pursuant to Chapter 120:1302.

- e. Parking Enterprise Fund. The Parking Enterprise Fund was established to provide for the maintenance of the municipal off-street parking system. This system currently includes 20 off-street surface parking lots and the concourse garage. The fund receives revenues from monthly leased spaces, parking fines interest and, on occasion, sale of properties. The City may allocate funds from the Parking Enterprise Fund to the Eastside Special Tax Allocation Fund to pay for parking related public improvement projects or to retire obligations issued to pay for these project costs.
- f. Redevelopment Fund. In 1978 the Rockford City Council, by ordinance, created the Rockford Redevelopment Fund for the economic development and physical redevelopment of the City of Rockford. The City may allocate funds from the Rockford Redevelopment Fund to the Eastside Special Tax Allocation Fund to pay for redevelopment project costs or to retire obligations issued to pay for redevelopment project costs.
- g. Other Sources of Revenue. The City may, in addition to obligations secured by the Eastside Special Tax Allocation Fund which is the sum of the allocations from the six revenue sources described above, pledge toward payment of said obligations any part of any combination of the following:
  - (1) Net revenues of all or part of any redevelopment project;
  - (2) Taxes levied and collected on any or all property in the City;

- (3) The full faith and credit of the City;
- (4) A mortgage on part or all of the redevelopment project; or
- (5) Any other taxes or anticipated receipts that the City may lawfully pledge.

The taxes to be levied and collected on any or all property in the City and to be deposited in the Eastside Special Tax Allocation Fund to pay for redevelopment project costs or to retire obligations issued to pay for redevelopment project costs totaling \$22,789,000.

3. Nature and Term of Obligations to be Issued - Without excluding other methods of municipal financing, a source of funding will be obligations secured by the Eastside Special Tax Allocation Fund. Such obligations shall have a term not to exceed twenty (20) years. Such obligations may be issued in one or more series.

The City may, in addition to obligations secured by the Eastside Special Tax Allocation Fund, pledge for a period not greater than the term of said obligations toward payment of said obligations any part of any combining of the following: a. net revenues of all or part of any redevelopment project; b. taxes levied and collected on any or all property in the City; c. the full faith and credit of the City; d. a mortgage on part or all of the redevelopment project; or e. any other taxes or anticipated receipts that the City may lawfully pledge.

## **V. GENERAL LAND USES TO APPLY IN THE EASTSIDE REDEVELOPMENT PROJECT AREA**

This redevelopment plan is consistent with the official plan of the City of Rockford -- the Year 2010 Plan -- and with the Central Area Strategic Marketing Plan, both as adopted by the City

Council.

Map B, the Eastside Land Use Plan, identifies a general land use plan to be effective with the adoption of this plan. This plan identifies two planned areas, the Core Area/Mixed Use and the Industrial Area. The following section identifies the major types of land uses that are planned for each of these areas.

A. Core Area/Mixed Use

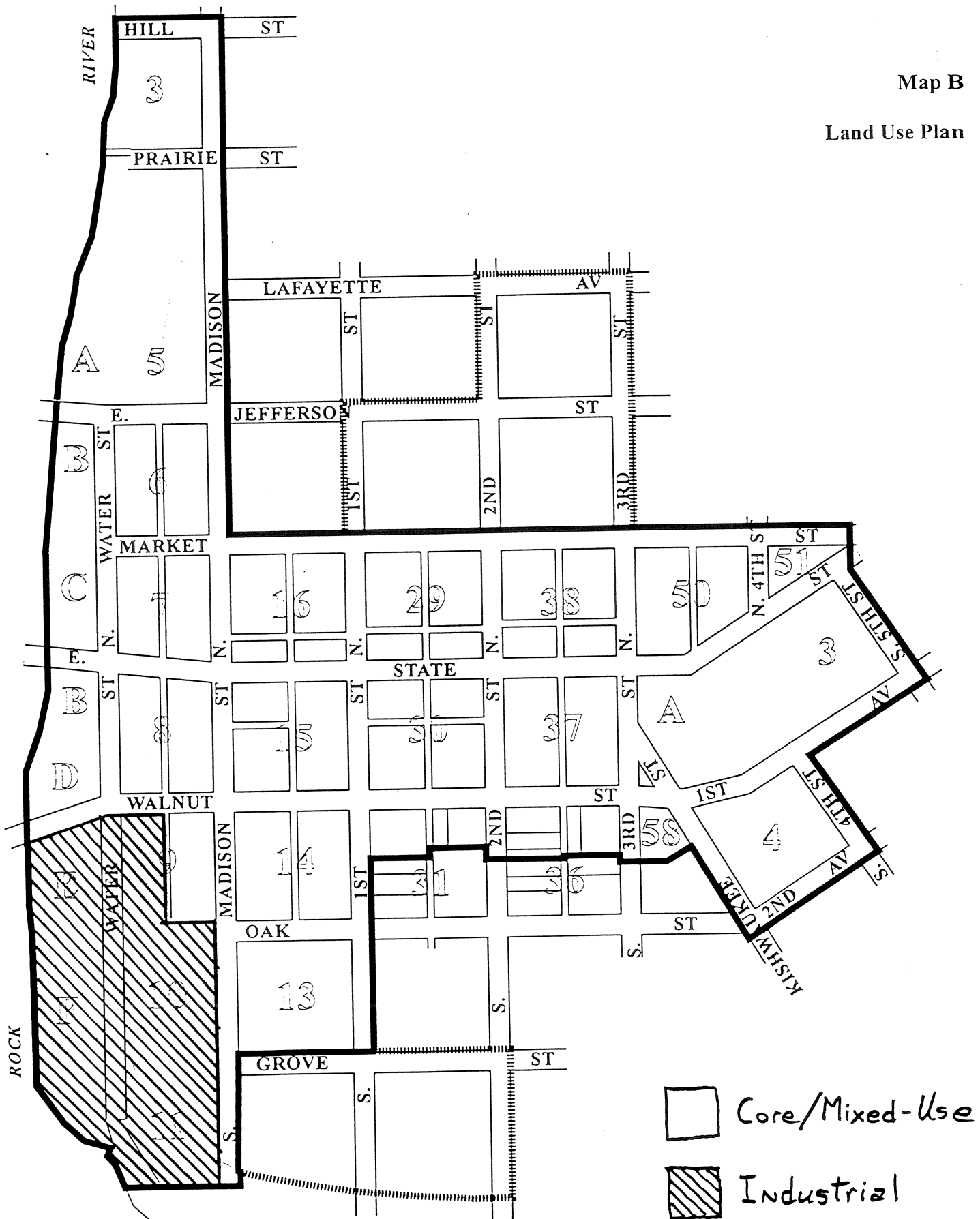
This area is intended to function as a mixed multi-use "Core Area" within the Eastside Redevelopment Area. This area, and the similar area within the Westside Redevelopment Area are intended to provide for a variety of offices, commercial retail and service functions, governmental offices, public and private off-street parking, medium and high density residential development, parks and open spaces, public assembly, entertainment and recreational facilities, community service facilities, flock and textile manufacturing, newspaper printing, publishing and office facilities, and other uses commonly found in the Central or Core Area of Rockford. New industrial development is not encouraged in this area.

Future development in the Core Area/Mixed Use Area should correspond to the CD (Commercial Downtown) or CO (Commercial Old town) Districts of the City of Rockford Zoning Ordinance.

B. Industrial Area. This area is presently occupied by industrial and associated land use and industrial uses are planned to continue to function within this area. This area includes land for parking and other accessory uses to the industrial uses. Future industrial development should correspond to the IL (Light Industrial) and IG (General Industrial) Districts of the City of Rockford Zoning Ordinance

Map B

Land Use Plan



## VI. PROJECT PROPOSALS

The City has authority to negotiate directly with any public or nonprofit institutions or private developers for redevelopment of parcels of land and rehabilitation of the buildings to be acquired, as soon as reasonably possible. The sale or lease price of each parcel or building will be subject to negotiation. Proposals should be submitted to the Department of Community Development.

- A. Developer's Requirements - Developers will be required by contractual agreement to observe the land-use and building requirements, and general design guidelines of this redevelopment plan. The contract and the disposition documents will set forth in detail the provisions, standards, and criteria for achieving the objectives and requirements of the redevelopment plan. The City of Rockford will select developers on the basis of their proposals, a determination of the developer's ability to carry out such proposals, and the conformance of the proposals to the redevelopment plan. This may be through fixed-price offerings, through negotiation where the plan objectives are determining factors, or by other means which, in the determination of the City of Rockford, will best assure the attainment of the objectives of the redevelopment plan.

No conveyance, lease, mortgage, disposition of land or other property or agreement, relative to the development of the property shall be made except upon the adoption of an ordinance by the City Council of the City of Rockford. Furthermore, no conveyance, lease, mortgage, or other disposition of land or agreement relating to the development of property shall be made without making public disclosure of all the terms of such disposition or agreement, and all bids and proposals made in response to the City's request.

Disposition documents will provide for achieving the unified development and maintenance of common areas, service access, walks, utilities, and driveways. The



reversionary rights to all existing public rights-of-way that ultimately may be vacated and that are adjacent to project acquired property may be retained by the City of Rockford in order to assure adequate control over the development and use of such areas.

Developers will not be permitted to defer the start of construction for a period longer than that required for the preparation of architectural plans, the securing of satisfactory financing, and the review and approval of such plans by the City of Rockford in order to establish their conformance with the provisions of the plan and the disposition documents.

In addition, the following provisions will be included in the agreement:

1. That the developers will submit to the City of Rockford a plan and construction schedule for the proposed development.
2. That the purchase of the real property is for the purpose of redevelopment and not for speculation.
3. That the real property will be built upon, improved or rehabilitated in conformity with the objectives and the provisions of the redevelopment plan.
4. That the building of improvements will be commenced and completed within reasonable time.
5. That the developers, their successor or assigns, agree that there will be no discrimination against any person or group of persons on account of race, sex, creed, color, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy tenure, or enjoyment of the premises therein conveyed, nor will the developers themselves, or any claiming under or through them, establish or permit such practices of discrimination or segregation with reference to the

selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the premises therein conveyed.

B. Items Developers Should Include in Proposal

1. Description of Property, including
  - a. Location
  - b. Size
  - c. Characteristics
  - d. Access to Property
  - e. Utilities f. Zoning
2. Project Concept
  - a. Nature of Project
  - b. Size and Description
  - c. Market - type, strength
  - d. Timing
  - e. Management and Leasing
    - (1) Personnel
    - (2) Experience
3. Design Concept
4. Documented Land Control, where applicable
  - a. Types
  - b. Outstanding Obligations
  - c. Copy of Document for Verification

5. Developer Profile

a. Overall Experience

b. Previous Projects

- (1) Name
- (2) Location
- (3) Size
- (4) Nature of Project

c. References

d. Business Financial Statements

e. Personal Financial Statements

6. Development Proforma Outline

1.0 Cost of Development

- 1.1 Acquisition
- 1.2 Cost of Construction
- 1.3 Fees
  - A. A& E
  - B. Legal
  - C. Surveys
  - D. Permits and Inspections
  - E. Leasing Commission
  - F. Construction Management
  - G. Developer's Fee
- 1.4 Construction Financing Interest
- 1.5 Contingency

1.6 Total Cost

2.0 Financing

2.1 Total Cost of Development

2.2 Conventional Financing

2.3 Equity

3.0 Annual Cash Flow Analysis

3.1 Gross Annual Revenue

A. Gross Leasable Building Area

B. Net Leasable Area

C. Annual Rent

D. Annual Income

E. Vacancy Factor Gross Annual Revenue

3.2 Net Income Before Debt Service

A. Gross Annual Revenue

B. Annual Expenses

1. Management

2. Maintenance

3. Taxes

4. Utilities

5. Insurance

C. Net Income Before Debt Services

3.3 Annual Debt Service (ADS)

3.4 Cash Flow Before Taxes

3.5 Return on Investment

3.6 Return on investment after Taxes

**VII. CONFLICT OF INTEREST PROVISIONS**

In addition to the State of Illinois Statutes pertaining to conflict of interests regarding municipal officials (Chapter 24, Section 3-14-4) and generally (Chapter 102, Sections 3 and 4), the Tax Increment Allocation Redevelopment Act under Chapter 24, Section 11-74.4(n) provides that:

If any member of the corporate authority, a member of a commission established pursuant to this Act, or an employee or consultant of the municipality involved in the planning and preparation of a redevelopment plan or project for a redevelopment area or proposed redevelopment area, owns or controls an interest, direct or indirect, in any property included in any redevelopment area, or proposed redevelopment area, he or she shall disclose the same in writing to the clerk of the municipality, and shall also so disclose the dates and terms and conditions of any disposition of any such interest, which disclosures shall be acknowledged by the corporate authorities and entered upon the minute books of the corporate authorities. If an individual holds such an interest then that individual shall refrain from any further official involvement in regard to such redevelopment plan, project or area, from voting on any matter pertaining to such redevelopment plan, project or area, or communicating with other members concerning corporate authorities, commission or employees concerning any matter pertaining to said redevelopment plan, project or area. Furthermore, no such member or employee shall acquire of any interest, direct or indirect, in any property in a redevelopment area or proposed redevelopment area after either (a) such individual obtains knowledge of such plan, project or area or (b) first public notice of such plan, project or area, whichever occurs first.

Pursuant to the above-cited Statute, the City has requested compliance from such individuals potentially so affected by the conflict of interest provisions.

#### **VIII. TERMINATION DATE**

The date of termination of the redevelopment plan, completion of the redevelopment project and retirement of any obligations incurred to implement the plan shall not occur later than thirty-five years from the effective date of the original ordinance adopting the Eastside Redevelopment Plan.

#### **IX. FAIR EMPLOYMENT AND AFFIRMATIVE ACTION PLAN COMMITMENT**

The City of Rockford hereby commits itself to compliance with the provisions of Section 4, Equal Employment Opportunity, of the City of Rockford's Personnel Rules and Regulations, as adopted by City Council on March 13, 1989 and amended on November 25, 1991.